

**INDIANA HOUSING FINANCE AUTHORITY  
FIRST HOME & FIRST HOME/PLUS PROGRAM**

***Interest Rate Change Procedures***

To manage IHFA's continuous lending program the interest rate may change daily. Interest rate changes will be based on two factors (1) the number of reservations taken during a specific time period and (2) the market rate. If the market rate were to substantially increase overnight and reservations increased, a rate change would be warranted. There will be **one** rate for FHA/VA, RHS and Fannie Mae.

***Notification of Rate***

IHFA'S Interest Rate Change Committee will meet as needed to decide if a rate change is warranted. *As a courtesy, a rate sheet will be emailed to your office contact detailing the date of change and rate.*

*Please refer to your reservation confirmation from IHFA before submitting your application package to verify the correct rate.*

On a regular basis, please check the Information and Rate Line at (317) 232-3556 or (888) 227-4452. This line may be directly accessed 24 hours a day. The Information and Rate Line will be the last word on the rate.



**INDIANA HOUSING FINANCE AUTHORITY  
FIRST HOME & FIRST HOME/PLUS PROGRAMS  
FEE SCHEDULE**

***IHFA Reservation Fee:***

**.75% of the First Mortgage Amount**

***Extension Fee:***

Closing Package Submission 1/4 of 1% of the First Mortgage Amount for one 30-day extension or if the closing package is received more than 30 days after the closing date.

There are no extensions for an Application/Closing Missing Document Letter.

***Reinstatement Fees:***

Cancelled Because:

|   |          |
|---|----------|
| Application Package Non-Compliance            | \$100.00 |
| Closing Package Late/Non-Compliance/Cancelled | \$100.00 |

***Each time a loan is reinstated the fees will increase. First reinstatement on a file is \$100.00, second \$200.00, third \$300.00, etc.***

***IHFA Reservation Fee Refunds:***

The full .75% IHFA reservation fee will be refunded upon the Lender's request for cancellation of the reservation if the application package has not been reviewed by IHFA. **Reinstatement and extension fees are not to be paid by the borrower and are not refundable.**

If IHFA has reviewed the application package, 25% of the reservation fee will be retained by IHFA, and the remaining reservation fee received by IHFA will be refunded to the lender upon cancellation or denial.

***Participating Lender Fee Structure:***

Fees paid by the participating lender to IHFA for the First Home/PLUS Program are non-refundable and are as follows:

1. Fees will be collected from participating lenders at the opening of the program in 2001. Any lenders choosing to sign up later in the year will be required to pay fees at that time. All participating lenders are required to execute the Mortgage Origination and Sales Agreement and Program Registration Form. A Program Registration Form must be executed for each participating branch. **Corporate offices of participating lenders may receive Program Guides and Bulletins without paying a fee by filling out a**



**Program Registration Form and noting that they wish to receive mail only under the section “counties served”.**

2. **\$500 for the first originating office (main office)** (whether in state or out) of each affiliation. If the first originating office (main office) is in a Targeted Area, the fee is \$250.
3. \$250 for any secondary originating offices in addition to (1) above. If the secondary originating office is in a Targeted Area, the fee is \$125.
4. Fees are not to exceed \$1500 per affiliation.

***Participating Lender Compensation:***

1.50% of the First Mortgage Amount (Upon sale of the loan to the Master Servicer)

The lender will receive a \$60.00 processing fee for each down payment assistance loan originated after the Master Servicer pools the loan.